

Town of Somers Subdivision or Resubdivision Application

To: Planning Commission, Somers, Connecticut

Application is hereby made for a Subdivision or Resubdivision Plan (circle one)
entitled Subdivision Plan Prepared for Eleanor Road Business Center
for 2 lots on a parcel of land containing 5.71 acres in accordance with the
accompanying plan. Application fee of \$ 890 is submitted (see reverse side for
calculation instructions).

Application to the Conservation Commission was submitted on _____.
(Parcels containing wetlands require that application be submitted to the Conservation
Commission either simultaneously with or prior to the application made to the Planning
Commission.)

PROPERTY OWNER: Eleanor Road Business Center
ADDRESS: 23 Eleanor Road, Somers, CT 06071
TELEPHONE: 860-916-3300

APPLICANT: Same
ADDRESS: _____
TELEPHONE: _____

ENGINEER/SURVEYOR: Gardner & Peterson Associates, LLC
ADDRESS: 178 Hartford Turnpike, Tolland, CT 06084
TELEPHONE: 860-871-0808

PROPERTY				
LOCATION:	<u>21 Eleanor Road</u>	<u>06</u>	<u>15A</u>	
	<u>STREET ADDRESS</u>	<u>MAP</u>	<u>BLOCK</u>	<u>LOT</u>

The undersigned hereby grants permission to the Planning Commission and its agents to walk the
land and perform those tests necessary to properly review the application.

SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE: 
TITLE: Owner
DATE: 02/19/221

Chairman, Planning Commission (signature upon decision) _____ Date/Decision _____

11/26/98

Date Received: _____

65 Days: _____

Application No: _____

INSTRUCTIONS

To be scheduled on the agenda of the next Planning Commission meeting, please contact the Planning Office at 763-8218 no later than 12:00 noon on the Monday prior to the meeting.

For a decision to be rendered on a formal application, a complete application must be submitted to the Planning Commission.

A complete application consists of the following:

1. this application form, completely filled out, signed and dated; and
2. copies of all requested referral letters on the "referral comments" list; and
3. one (1) mylar copy of a complete set of maps including the signatures of the Town Sanitarian and Town Engineer, and also reflecting the referral comments received, to be signed by the Commission and, after appropriate copies are made, to be filed in the Town Clerk's Office; and
4. ~~one (1) mylar copy of a complete set of maps including the signatures of the Town Sanitarian and Town Engineer, and also reflecting the referral comments received, to be signed by the Commission and, after appropriate copies are made, to be filed in the Town Clerk's Office; and~~
TOLLAND COUNTY SOIL & WATER CONSERVATION DISTRICT; and
5. if the application involves wetlands, a copy of the application to the Conservation Commission must also be included.

Without the above information, an application will be considered incomplete and the Commission may render a decision of denial because of insufficient information.

CALCULATION OF APPLICATION FEES

BASE APPLICATION FEE	\$250.00; <u>plus</u>
NEW ROADWAY FEE	\$85.00 for every 100 feet or any part thereof created; <u>plus</u>
EXISTING ROADWAY FEE	\$55.00 for every 100 feet or any part thereof existing; <u>plus</u>
LOT FEE	\$150.00 for each of the first 20 lots; <u>plus</u>
	\$125.00 for each of the 21 through 50 lots; <u>plus</u>
	\$100.00 for each of the 51 through 100 lots; <u>plus</u>
	\$75.00 for each lot over 100; <u>plus</u>
STATE FEE	\$60.00 per application

Total of the above payable to "Town of Somers"

EROSION CONTROL PLAN FEE \$50.00 for each lot. (Check for this item to be made payable to "NORTH CENTRAL CONSERVATION DISTRICT, INC.")



Town of Somers
Conservation Commission
Inland Wetlands & Watercourses Application

Revised Effective 10/7/2020

FOR OFFICE USE ONLY

Property Owner's Information

Name: Eleanor Road Business Center

Mailing Address: 23 Eleanor Road, Somers, CT 06071

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ No

Email: riley9918@gmail.com

Primary Contact Phone #: 860-916-3300

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, that all work will be completed in accordance with approved plans, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission and its staff and hired professionals to walk and inspect the property and perform those tests necessary to properly review the application and monitor site work until the permitted activity is completed.

Owner's Signature: *Stan Riley*

Date: 02/19/21

Applicant's Information (if different than owner)

Name: _____

Mailing Address: _____

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ No

Email: _____

Primary Contact Phone #: _____

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, that all work will be completed in accordance with approved plans, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.

Applicant's Signature: _____

Date: _____

Property Information

Street Address: 21 Eleanor Road

Size of Property (acres): 5.71

Total area of wetlands/watercourses on parcel in square feet or acres: 0.19 acres

Proposed disturbance or alteration to wetlands/watercourses (square feet & linear feet.): None

Proposed disturbance within Upland Review Area (square feet, within 100' of wetland or watercourse): None

Proposed area of wetlands/watercourses to be restored, enhanced, or created (square feet or acres): None

Is the property served by: **Public Water:** ☒ Yes ☐ No* **Public Sewer:** ☐ Yes ☒ No*

**If not served by public water and/or sewer, applicant shall make application to Somers Health Department if required.*

Is there a Conservation Restriction or Preservation Restriction on the property? ☐ Yes* ☒ No **If Yes, please attach evidence that adequate notice was provided to holder of restriction or letter from holder verifying that application is in compliance (CGS 47-42a,b,c)*

Application Information – Please refer to § 211-19 for Application Fee schedule, in addition to state land use fee.

Type of Project: (check one)

☐ Residential ☒ Commercial/Industrial ☐ Mixed Use ☐ Forestry ☐ Agricultural ☐ Other: _____

Type of Application: (check one)

☐ Wetland Permit ☐ Minimal Impact Permit¹ ☒ Jurisdictional Ruling² ☐ Permit Modification³ ☐ Permit Extension³

¹Limited to appurtenant, at-grade structures <500 square feet and ≥25 feet from wetland/watercourse. See § 211-12 for more information.

²See § 211-4 for details regarding permitted uses as of right and nonregulated uses. Sufficient info must be provided for the Commission to make a ruling.

³Existing permit must be valid for ≥65 days after the date submitted. See § 211-71 for further instructions.

Project Narrative *Please attach reports and supporting documentation as necessary.* Additional Info Attached? ☐ Yes ☒ No

1. Describe the nature and purpose of proposed regulated activity, request for acceptance of a permitted use as of right or a nonregulated use, map or regulation amendment, or other activity requiring review by the Commission or its Agent:

No site activities are proposed. We hereby request an 8-26(e) positive referral to PZC since wetlands are on the property.

2. Describe how the proposed activity affects wetlands, watercourses, and the regulated areas. Describe the nature of the affected resources, including their function, and list any wetlands of special interest (vernal pool, marsh, bog, etc.) :

N/A

3. Describe measures that will be taken to minimize the impact on wetlands, watercourses and the regulated areas, including proposed erosion and sedimentation controls and other management practices or mitigation measures:

N/A

4. Describe alternatives considered and why activity proposed in application was chosen as preferred alternative:

N/A

Applicant shall provide certification in accordance with Inland Wetlands and Watercourses Regulations, § 211-7G:

- Whether or not any portion of the property on which the regulated activity is proposed is located within 500 feet of an adjoining town. ☐ Yes ☒ No
- Whether or not a significant portion of the traffic to the completed project will use streets within an adjoining town to exit or enter the site. ☐ Yes ☒ No
- Whether or not a significant portion of the sewer or water drainage from the project will flow through and significantly impact the sewer or water drainage system of an adjoining town. ☐ Yes ☒ No
- Whether water run-off from the improved site will impact streets or other municipal/private property within an adjoining town. ☐ Yes ☒ No

FOR OFFICE USE ONLY

If YES to any of the above, the Commission shall, in accordance with CGS 8-7d(f) and IWWR 211-8C, notify the clerk of any adjoining municipality of the pendency of any application, petition, appeal, request or plan concerning any project on any site. Notice of the pendency of such application shall be made by certified mail, return receipt requested, and shall be mailed within seven (7) days of the date of receipt of the application, petition, appeal, request or plan. (See § 211-8C)

Is any portion of wetland/watercourse within 500' of the boundary of another municipality? ☐ Yes* ☒ No

**If yes, the applicant shall give written notice of application by certified mail, return receipt requested, on the same day to the Inland Wetlands Commission of other municipality. Proof must be provided to Wetland Agent. See § 211-8*

Site Plan Requirements (See § 211-7E) – 2 hard copies and an electronic copy required with application

- Scale of 1" = 20' to 1" = 100', or other scale as appropriate considering the proposal
- Show the proposed activity and existing and proposed conditions in relation to wetlands and watercourses and Upland Review Area.
- For Wetland Permit – field-delineated wetland boundaries with wetland flag numbers/locations and soil scientist's signature on plan.
- Clearing limits/limit of disturbance, property lines, existing and proposed topography, proposed drainage, proposed erosion controls.
- Identify any further activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses.
- Diagram of alternatives considered by the applicant

PLEASE NOTE: If the Conservation Commission determines, based upon its review of the initial submittal, that either the proposed activity involves a significant activity, or additional technical or other information is necessary in order to properly and fully evaluate the proposed activity, any or all of the additional information listed in § 211-7F of the IWWA Regulations may be required in addition to this application and general site plan requirements. The Commission may additionally determine that the application warrants a complex application fee to be paid by the applicant to allow review by third party expert(s) with the appropriate expertise, pursuant to Town Ordinance (see § 114-7, 8, 9, 10).